

Memorandum

Date: 20 June 2023

File ref: PDP Hearing
Stream 5

To: Trevor Robinson, Chair, Independent Hearings Panel; Robert Schofield, Deputy Chair,
Independent Hearings Panel
From: Stewart McKenzie, District Plan Advisor
Cc: Sean Audain, Strategic Planning Manager

Subject: Hearing Stream 5 – Request to include the Subdivision Design Guide in the Design Guide review process

1. Panel Minute 15 issued on 11 April 2023 directed a review and conferencing process for the Residential, Centres and Mixed Use design guides. This process is now well underway and is progressing well.
2. As the reviewed design guides are proposed to be consistent in structure and approach, it has become clear during the course of the review process that the subdivision design guide would also benefit from being included in the review. As subdivision and residential development typically occur hand in hand, there is a need for these two design guides in particular to work in an integrated and consistent way. This can only be achieved if the Subdivision Design Guide is reviewed also.
3. Council notes that there are only seven submission points on the Subdivision Design Guide and therefore the scope for changes is somewhat more limited than the other design guides. However, the structural changes required to make it consistent with the other reviewed design guides could be made without affecting the bulk of the content, while the submission points could also be addressed.
4. Council therefore requests direction from the Panel to include the subdivision design guide within the review process.
5. Where content in the subdivision design guide overlaps with that in other design guides (and plan provisions) that have submission points on them, Council also request that these can be addressed in the review of the subdivision design guide.
6. We look forward to your response, and I would gladly discuss this request with you.

Yours Sincerely



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